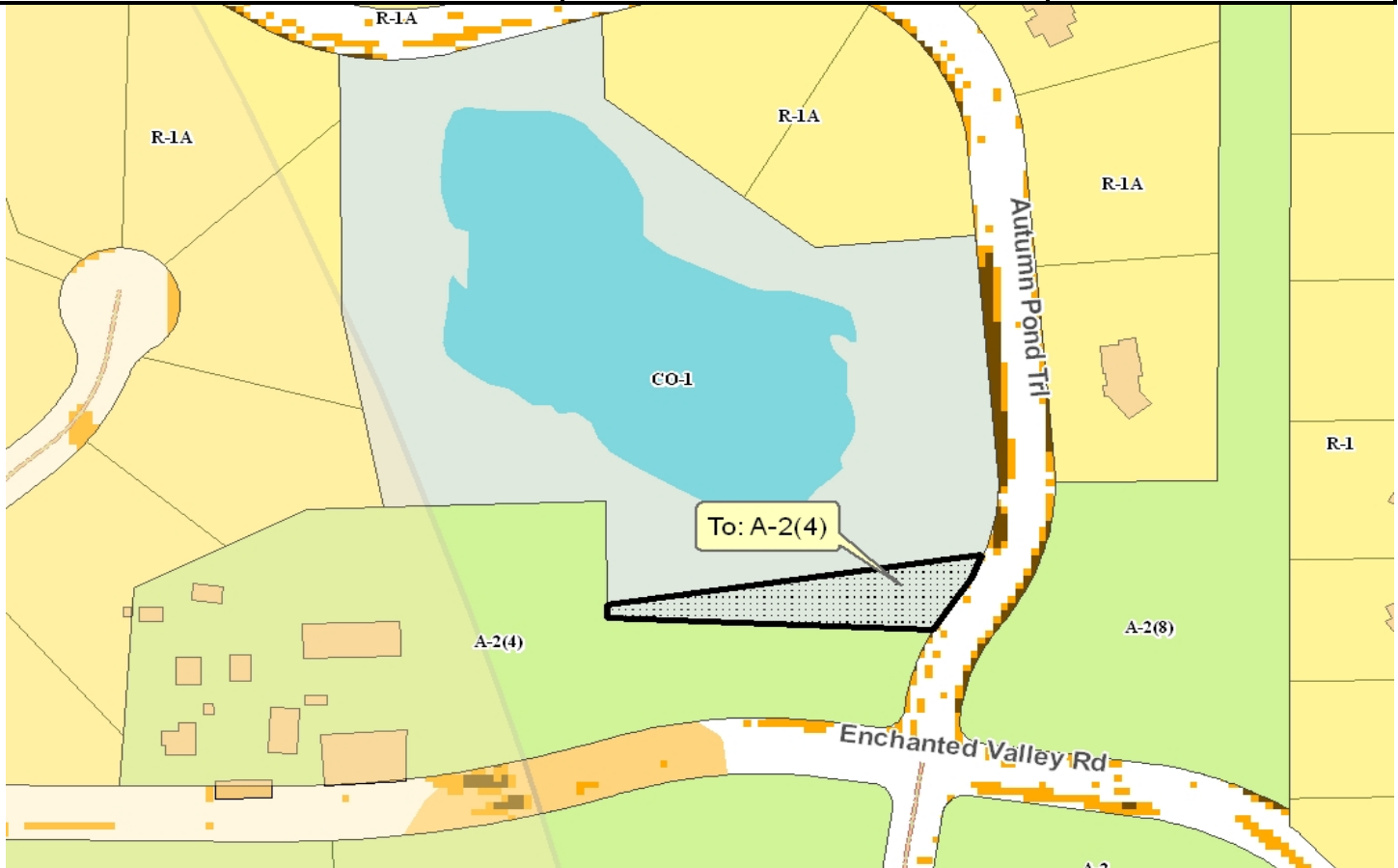




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> December 23, 2014	<i>Petition:</i> Rezone 10779
<i>Zoning Amendment:</i> CO-1 Conservancy District to A-2(4) Agriculture District	<i>Town/sect:</i> Springfield Section 31
<i>Acres:</i> 0.65 <i>Survey Req.</i> Yes	<i>Applicant:</i> Soleil Development Corp
<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> 4996 Enchanted Valley Road



Description: Applicant proposes to transfer 0.65 acres of land to adjoining neighbor (Harold & Betty Spahn). The proposal would transfer a small piece of farmland to the Spahns. No development is proposed.

Observations: As shown on attached maps, the subject property is cropped and part of an existing field owned by the Spahns. The revised lot boundary will follow an existing tree line.

Town Plan: The property is located in the town's Agricultural Transition area.

Resource Protection: There is no area of resource protection corridor located on the property.

Staff: The proposal is consistent with town plan policies. The proposed boundary adjustment and agricultural zoning will better reflect the use of the property and existing natural boundaries.

Town: Denied. The applicant did not file an application with the town.

12/23 ZLR: A motion was made by KOLAR, seconded by SALOV, to postpone the petition for 30 days to allow the petitioner to discuss options with the town. The motion carried by a voice vote.

Town reconsideration: Approved with no conditions.